

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

In the Matter of

Civil Citation No. 73674

Ernest Stetzer
Robin Stetzer

5 Propeller Drive

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Baltimore County Code Enforcement Hearing Officer on April 6, 2010, for a Hearing on a citation for violations of the Baltimore County Code (BCC) section 21-7-302 (B) all work must be inspected; section 35-2-304 (B)(1) a permit is required for work done on residential property known as 5 Propeller Drive, 21220.

On March 19, 2010, pursuant to § 3-6-205, Baltimore County Code, Inspector Edgar Bull issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$7,000.00 (seven thousand dollars).

The Respondent failed to request a Code Enforcement Hearing and/or failed to appear after requesting a Hearing. Baltimore County Code, § 3-6-205(d) provides that in case of failure to request a Code Enforcement Hearing or if the violator (Respondent) fails to appear after requesting a Hearing then the citation and the civil penalty, shall be the Final Order of the Code Official not subject to appeal.

After proper consideration of all the evidence presented, the Hearing Officer finds:

A. A Correction Notice was issued on March 3, 2010 requesting that the property owners obtain final electrical inspection for electrical installations in the newly constructed addition. This Citation was issued on March 19, 2010.

B. An Electrical Permit, #E699830, was issued by Baltimore County on July 24, 2008 for wiring of building addition, family room, bathroom, bedroom, and upgrade service to 200A. The licensed electrician who obtained the permit was Daniel J. Mosley. Notes in the file show that the required final inspection for this electrical installation has not been completed.

C. Notes and letters in the file state that the licensed electrician, Daniel Mosley, has called Respondents and sent letters requesting the opportunity to complete the electrical work and obtain the final inspection, but has not received any response from the property owner.

D. The property owners must obtain a final inspection of the new electrical installations. Baltimore County Code Sections 21-7-302, 35-2-301, 35-2-304. If the electrical work has been completed, the owners can contact the County and obtain the required inspection at no cost. If the electrical work has not been completed, the work must be finished by a licensed electrician and then inspected by the County.

E. Because compliance is the goal of code enforcement, the civil penalty will be rescinded if the violation is corrected within the time provided below.

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$500.00 (five hundred dollars).

IT IS FURTHER ORDERED that the civil penalty will be RESCINDED and reduced to zero dollars if the violation is corrected by May 3, 2010, by having the required Final Inspection completed by the Baltimore County Department of Permits & Development Management.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 12th day of April 2010

Signed: ORIGINAL SIGNED
Margaret Z. Ferguson
Baltimore County Hearing Officer